



#DETROITDEMO

POWERED
BY PROP N

Detroit Demolition Newsletter

As of *December 31st, 2022*



CONTACT INFORMATION TO KNOW



Detroit Demolition Department

313-224-4737
demo-info@detroitmi.gov



Report abandoned and/or Dangerous Building

313-224-3215
BSEDDemo@detroitmi.gov



Department of Neighborhoods

Locate your District Manager at:
www.detroitmi.gov/neighborhoods

Opportunities for Detroiters

The Demolition Department seeks to achieve blight free and safe communities through demolition and home stabilization, creating new job opportunities for all Detroiters to take advantage of.

For Detroiters by Detroiters

The Demolition Department will operate in a way that benefits the community -- with work done by Detroiters for the benefit of Detroiters.

Safety and Transparency

Demolition and home stabilization will be done safely and with full transparency.

DEMOLITION TRACKER

Find our interactive Improvement Tracker and Prop N Dashboard on our website at detroitmi.gov/demolition to track demolition and stabilization progress near you.



Bond Demolition Dashboard

4,367

Homes contracted using bond funding

883

Homes currently out for bid



817

Pending Abatement

492

Ready for demolition



3,058

Homes have demolished

2,949

Demolitions have been graded



STABILIZATION

The City of Detroit took resident feedback and committed to saving as many homes as possible from demolition through Proposal N.

As a result, the Demolition Department created the Vacant Property Unit. This unit will use Prop N funds to clear out & secure vacant homes.

Working with City Council, 3D is looking to award contracts for removing debris from inside and outside of vacant homes, while an in-house team secures each exterior entrance.

Detroit Demolition Department Stabilization Progress

1,223 Completed Trash Out's

1,766 Completed Board Ups

1,265 Completed Stabilizations

Partners

AW Preservation

Gayanga

J. Keith Construction

GTJ Consulting/MWV

Detroit Grounds Crew

Motor City Preservation

Payne Landscaping

P & P Group

RT Contracting

Emerging Industries Training

Institute

Premier Group

CLEAR BOARD SECURING

Polycarbonate clear boarding is the highest quality material for boarding applications. It's very strong, long-lasting and it's more aesthetically pleasing than traditional plywood or metal boarding materials. Our Securing Team now uses Clear Board instead of traditional plywood to secure Prop N Stabilized Homes.



12 Month Discipline Report

Date Issued	Infraction Type	Violation Name	Notes	Notice of Appeal Date	Outcome of Hearing	Disqualification Start Date	Disqualification End Date
3D Wrecking, LLC							
11/7/2022	LOD	VIO-000599	Exceeded the timeline for an emergency property-3703 S. Deacon. Appealed for 12/1/22 Board-Tim-substantiated.	11/8/2022	Substantiated	-	-
Blue Star							
11/29/2022	Stop Work	VIO-000608	Failure to secure the site and commence alteration activities on an emergency property. Did not account for fencing needs to secure the property.	-	-	-	-
11/29/2022	LOD	VIO-000607	Missed Emergency timeline-8676 Dearborn. Did not appeal.	-	Substantiated	-	-
Detroit Next							
2/7/2022	LOD	VIO-000489	Missed Abatement Services Milestone (100%)-Bond Group A. This is the 6th LOD. Appeals hearing on 3/3/22-Substantiated-Tim. Appealed for final review on 4/28/22. Unsubstantiated.	2/11/2022	UnSubstantiated	-	-
10/18/2022	LOD	VIO-000592	Over 14 Days since Open Hole Approved-no Backfill/Final Grade Request. Five properties.Did not appeal.	-	Substantiated	-	-
10/21/2022	LOD	VIO-000595	Failure to use water during Load-out and Transport debris directly to a Type II Landfill-14863 Turner. Did not appeal.	-	Substantiated	-	-
12/6/2022	LOD	VIO-000611	Improperly maintained fencing-14880 Washburn	-	-	-	-
DMC Consultants							
12/14/2021	EGLE	VIO-000480	Failure to provide notifications for scheduled demolition 10 days prior to demolition-17 properties. Self-reported to EGLE. Admin error.	12/15/2021	UnSubstantiated	-	-
3/31/2022	LOD	VIO-000523	Properties over 14 Days Since OH Approval-no FG/WG request for 12 properties. 1st appeal-4/8/22. Substantiated. Final appeal was 5/26 changed to 6/23. Outcome of Board: On Hold. Pending review of SF report on 7-1-22. Met expectation.	4/7/2022	UnSubstantiated	-	-
ETC							
2/7/2022	EGLE	VIO-000492	Failure to thoroughly inspect for asbestos prior to demo. 1st appeals with Tim-3/4/2022-unsubstantiated. Rickman was the GC.	2/9/2022	UnSubstantiated	-	-
Gayanga Co. LLC							
2/21/2022	LOD	VIO-000500	Over 7 Days Since Knock-No Open Hole Request-20 properties. Outcome of appeals hearing on 3/4//22-Unsubstantiated.	2/24/2022	UnSubstantiated	-	-
2/22/2022	LOD	VIO-000501	Planned Knock Dates-Not knocked-3 properties. Did not request a final appeal.	2/24/2022	Substantiated	-	-
4/5/2022	Other	VIO-000525	Corrective Action Plan. Failed to have backfill observed at 10068 Morley. Action completed on same date, 4/5/2022. Released from corrective action plan.	-	-	-	-
6/7/2022	LOD	VIO-000553	LOD-Missed Emergency demo timeline-5565 Joseph Campau. Did not appeal.	-	Substantiated	-	-
9/13/2022	LOD	VIO-000583	LOD-Failure to follow protocol for a Damaged Utility power Line-1558 St. Clair. Did not appeal.	-	Substantiated	-	-
10/4/2022	LOD	VIO-000584	LOD-Missed Demolition Services Milestone-3 (75%). Bond Group E1. Many contractors dealing with trucking and gas issues. Unsubstantiated-at 11/3 Board-Tim.	10/4/2022	UnSubstantiated	-	-
10/25/2022	LOD	VIO-000596	LOD-Missed Abatement Services Milestone-3 (75%). Bond Group H1. Substantiated at Deputy Dir. board meeting on 11/3/22. Needed time to set-up their self abatement unit. Appeals date changed to 11/16.	11/7/2022	UnSubstantiated	-	-
10/31/2022	LOD	VIO-000597	LOD-Missed Demolition Services Milestone-3 (75%). Bond Group H1/SA. Unsubstantiated by Deputy Director.	11/1/2022	UnSubstantiated	-	-
Homrich							
1/27/2022	Stop Work	VIO-000488	Stop work order. Struck a gas line at 14134 Rochelle. Incorrect property. The correct property was 14122 Rochelle. Gas line cut and verified on 10/1/21. Ordered to stop work on all properties starting 1/27/2022. SWO lifted on 2/2/2022.	-	-	-	-

3/17/2022	LOD	VIO-000512	Failure to Install and Maintain a Safety Barrier at 13744 Troester. 1st Appealed. Scheduled for 4/8/2022.Sustantiated. Requested Final appeal-5/26/22. Was 3D HSV changed to LOD.	3/24/2022	Substantiated	-	-
5/11/2022	LOD	VIO-000541	Use of adjacent property for stockpiling debris. The debris blocked the driveway of neighbor who could not access wheelchair ramp-11865 Maiden. 1st Appeal-Substantiated. Appealed-6.3.22. Final appeal-6.23.22-Upheld.	5/13/2022	Substantiated	-	-
5/23/2022	LOD	VIO-000550	Stockpiling material (scrap metal) on an adjacent property-14451 Camden. 1st Appeal-Substantiated. Appealed-6.3.22. Final appeal 6.23. Unsubstantiated.	5/26/2022	UnSubstantiated	-	-
Inner City Contracting, LLC							
6/21/2022	Stop Work	VIO-000557	Office of Inspector General (OIG) issued an interim suspension pending their investigation. Stop Work Order starts 6/21/22. SWO lifted 9/13/22.	-	-	6/21/2022	9/13/2022
J Keith Construction							
11/17/2022	Stop Work	VIO-000603	Waiting to determine if the load has been properly disposed at the landfill- 15865 Stoepel. Issue resolved.	-	-	-	-
Juniors JRS Construction, LLC							
12/23/2021	Stop Work	VIO-000497	Stop Work Order. Expired Insurance Coverage per OCP.	-	Other	-	-
5/13/2022	Contract Termination	VIO-000543	Termination of Contract # A11, 46 properties. Based on recommendation from 3D to OCP. Notice of Termination for Convenience issued by City of Detroit Office of Contracting and Procurement on 5/13/2022.	-	Substantiated	-	-
Lakeshore Global Corporation							
8/25/2022	LOD	VIO-000577	Missing Asbestos training Certifications and Accreditation documents. Did not appeal.	-	Substantiated	-	-
9/9/2022	Stop Work	VIO-000581	Lakeshore Global Corporation to stop all work on 2944 Lakeview and 2174 Lenox. Rescinded NTP for 4859 Lakewood. All actions are terminated.	-	-	-	-
Leadhead Construction							
2/9/2022	EGLE	VIO-000493	Failure to seal ACM in a leak tight container. Violation notice issued to abatement contractor- Emergent Services, LLC. Appeals board on 3/4/22-Substantiated. Appealed-3/9. Final appeal-5/26-18883 Brinker. Fine. \$3500-paid 6-7-22. Paid-no suspension.	2/22/2022	Other	-	-
3/16/2022	Stop Work	VIO-000511	Due to the hydrant issue at 156 E Greendale and the basements backing up in the area, Leadhead is to stop all work until further notice so the demo department can access and address this issue. Released on 3/17/22.	-	Other	-	-
4/13/2022	LOD	VIO-000513	Disconnection of a Fire Hydrant Backflow Preventer at 156 E. Greendale. This was initially issued as a 3D HSV. Was downgraded to LOD. Not considered a 3D HSV violation. Did not appeal.	-	Substantiated	-	-
4/20/2022	LOD	VIO-000532	Planned Knock Dates out of compliance with 3D policy. Planned knock should be entered the prior week by 5:00,Thursday-6 properties. Did not appeal.	-	Substantiated	-	-
5/16/2022	LOD	VIO-000544	Missed Planned Knock Date-7729 Concord. Did not appeal.	-	Substantiated	-	-
6/24/2022	LOD	VIO-000559	Over 14 Days since Open Hole Approved-no Backfill/Final Grade requests-15 properties. Did not appeal.	-	Substantiated	-	-
8/10/2022	LOD	VIO-000573	Over 14 Days since Open Hole Approved-no Backfill/Final Grade requests-12 properties. Unsubstantiated due to other contractors with the same trucking issues.	8/17/2022	UnSubstantiated	-	-
8/25/2022	LOD	VIO-000576	Failure to disconnect water to property resulted in Water in Open Hole-19393 Healy.	9/1/2022	Substantiated	10/27/2022	4/28/2023
12/20/2022	Stop Work	VIO-000619	Expired insurance certificate. Ordered to immediately stop ALL work under contract with the Department. Received requested information. SWO lifted.	-	0	-	-
Mannik Smith Group Inc.							

12/13/2021	EGLE	VIO-000481	Failure to thoroughly inspect for the presence of asbestos containing materials. PAV was cleared for demolition. Agreed to pay \$3500 of \$10500 fine. Rickman pays remaining. EGLE Violation issued to Quality Environmental. 9562 Prairie. Fine in lieu of sus...	12/16/2021	Substantiated	-	-
Moss Company LLC							
2/15/2022	LOD	VIO-000495	Failure to Update Knock Date and Planned Knock Date in Salesforce. 1st Appeals board on 3/4/22, substantiated. Has until 3/11 to request final appeal. Did not appeal.	2/28/2022	Substantiated	-	-
3/8/2022	LOD	VIO-000508	Over 14 Days Since Open Hole Approval-no Backfill/FG/WG request-11 properties. Appeal is due on 3/15. Did not appeal.	-	Substantiated	-	-
4/19/2022	LOD	VIO-000530	Over 14 Days Since Open Hole Approval-no Backfill/FG/WG request 29 properties. Substantiated on 5/13. Must appeal by 5/20. Did not appeal. 3rd Substantiated LOD.	4/20/2022	Substantiated	-	-
4/22/2022	Stop Work	VIO-000533	Stop Work Order. Company Auto Insurance Policy not renewed from OCP. Moss cannot conduct ANY further demolition activities until the policy is updated. Corrected. Released 4/25	-	Other	-	-
6/28/2022	LOD	VIO-000560	Improperly Installed Fencing-15844 Patton. Observed by a Field Liaison on June 14, 2022. During a revisit on June 27th, the fencing was still out of compliance. Did not appeal.	-	Substantiated	-	-
6/29/2022	LOD	VIO-000561	Over 14 Days Since Open Hole Approval-no Backfill/FG request-22 properties. Appeals board on 8/11/22. Unsubstantiated due to admin oversight. Issued a separate LOD for entering Salesforce data late.	7/13/2022	UnSubstantiated	-	-
8/15/2022	LOD	VIO-000574	LOD issued due to missing Salesforce data timelines.Oversight due to new administrative staff.	-	Substantiated	8/11/2022	9/10/2022
RDC Construction Services							
1/20/2022	LOD	VIO-000485	Missed demolition benchmark (25%). Appeals board hearing held by Tim on 2/3/2022, LOD was substantiated. Sent decision email on 2/3. Requested a request for final appeal by 2/11. Never received request for final appeal.	1/20/2022	Substantiated	-	-
1/31/2022	LOD	VIO-000486	Failure to Update Knock Down Date in Salesforce. Decided not to appeal.	1/31/2022	Substantiated	-	-
2/22/2022	LOD	VIO-000502	Planned Knock Dates-Not Knocked-2 properties. Did not appeal. 4th substantiated LOD.	-	Substantiated	-	-
3/28/2022	LOD	VIO-000521	Missed a Demolition Benchmark (50%)-for Bond Group A. Demolition Rolling % for this benchmark is 13.04%. Appealed on 4/4/22. 1st appeal review on 4/8/22-upheld. Requested Final appeal request on 4/14/22. If upheld-5th LOD. Final on 5/26/22.	4/4/2022	UnSubstantiated	-	-
5/5/2022	EGLE	VIO-000539	1. Failure to update notice, 2.Failure to deposit ACM at a Type II landfill that accept ACM. 3. Failure to furnish waste records to the AQD. RDC response to EGLE sent 5/30. Spoke w/ Tammy B. did not rescind. Did not appeal on time-2 weeks late. 2-EGLE.	-	Substantiated	5/13/2022	11/12/2022
5/12/2022	Stop Work	VIO-000542	OCP advised us that RDC's insurance expired on 5/11/12 in an email that was sent on 5/12/22 at 9:59 am which I saw at 12:00 pm. Tim issued an email stop work until insurance provided and approved by OCP. Released 5/12/22	-	-	-	-
5/19/2022	LOD	VIO-000549	Dumping a debris pile on an adjacent property located at 5950 Northfield. Did not appeal-5th LOD. Suspended-183 days. Returns on 11/27/2022.	-	Substantiated	5/27/2022	11/26/2022
7/25/2022	LOD	VIO-000566	Failure to enter the knock down date into Salesforce-3864 Lillibridge. This is the 6th LOD issued.Rescinded-Downgraded to Warning.	7/25/2022	No Hearing - Rescinded	-	-
8/10/2022	Other	VIO-000572	Wrongful demolition-a residential property located at 4670 Algonquin. The property located at 4671 Algonquin was contracted property for demolition. Substantiated. Runs concurrent with EGLE violation. May review in March 2023.	9/1/2022	Substantiated	9/22/2022	9/22/2023

8/29/2022	EGLE	VIO-000578	3rd EGLE w/i 365. 1. Failure to inspect for ACM prior to demo. 2. Failure to notify 10 days before demo-4670 Algonquin.Substantiated. Runs concurrent with Wrongful Demo violation-365 days.	9/1/2022	Substantiated	9/22/2022	9/22/2023
Rickman Enterprise Group							
12/16/2021	LOD	VIO-000482	14 Days since Open Holes Approval-No backfill/final grade requested-19 properties. 1st appeal was substantiated. Final appeal on 4/28/2022. LOD #6th. Substantiated-365 days.	12/23/2021	Substantiated	4/28/2022	4/28/2023
2/7/2022	EGLE	VIO-000491	Violations: 1. Failure to update notifications; 2. Failure to keep asbestos containing waste material wet; 3. Failure to deposit ACM as soon as practical. 2nd appeal-Upheld-183 days. Addresses:8248 Mandalay..et al	2/14/2022	Substantiated	4/30/2022	10/30/2022
2/7/2022	EGLE	VIO-000490	Violations: 1. Failure to thoroughly inspect for the presence of asbestos containing material prior to demolition. 2. Failure to remove RACM prior to demo-plaster samples. ETC was PAV contractor. Never received. 13121 Wilfred. 60 day suspension.	-	Substantiated	2/28/2022	4/29/2022
8/30/2022	Stop Work	VIO-000579	Failure to comply with demolition expectations. Stop work on all the sites included in the attached file.	-	-	-	-
11/9/2022	Stop Work	VIO-000600	Failure to comply with demolition expectations. Stop work on all work work under contract with the Demolition Department.	-	-	-	-
SC Environmental Services, LLC							
3/8/2022	EGLE	VIO-000507	Failure to contain RACM in a leak tight container. EGLE notice issued to City Abatement. MSG PAV contractor. Accepted suspension-60 days-2294 Glendale-Fined-\$3500.Paid-5/12/22	3/11/2022	Substantiated	4/8/2022	6/7/2022
Smalley Construction Inc.							
5/23/2022	Stop Work	VIO-000556	Submitted residential pricing for a commercial property,14450 Houston-Whitter. Also, for 12141 Dexter, wanted DWSD to disconnect water.	-	-	-	-

Glossary of Terms, Abbreviations, and Acronyms

3D -- Detroit Demolition Department

COD -- City of Detroit

CRIO -- Civil Rights, Inclusion & Opportunity Department

DESC -- Detroit Employment Solutions Corporation

DLBA -- Detroit Land Bank Authority

DON -- Department of Neighborhoods

EMG -- Emergency Demolition

HRD -- Housing and Revitalization Department

HSV -- Health and Safety Violation

LOD -- Letter of Discipline

NIB -- Neighborhood Improvement Bond

NIP -- Neighborhood Improvement Plan

OCFO -- Office of the Chief Financial Officer

OCP -- Office of Contracting and Procurement

ODFS -- Office of Departmental Financial Services

ODM -- Ordered Demolition

